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TOWN OF EAST HARTFORD

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PURCHASING DEPARTMENT

May 13, 2015

NOTICE OF SALE OF TAX LIENS

The Town of East Hartford, CT currently has a sealed bid proposal available for “SALE & ASSIGNMENT OF FILED MUNICIPAL TAX LIENS”. Please read ‘What is a Tax Lien Sale’ *attached to this notice*. If you are interested in submitting a bid offer, you may print the packet from the Town’s Website

<http://www.easthartfordct.gov/bids> or you may contact the Purchasing Dept. by email at menman@easthartfordct.gov with your name and address and the bid document will be mailed to you. The bid proposal documents can also be picked up at the Purchasing Department, Town Hall, 740 Main St., East Hartford, CT 06108, 9 A.M.- 4 P.M. Monday- Friday.

Bid specifications require:

- A. Deposit of 20% of your total bid offer of the properties in which you will be submitting a bid offer.
- B. Evidence that you have completed a title search with respect to title to the property and the enforceability of the liens. Bidders may submit a letter indication that they have searched title prior to submission of the bid or that they will assume all risks inherent in making a bid and submitting a deposit without the benefit of prior title searches.

Bid offers are due:

Friday, June 12, 2015 @11 a.m.

WHAT IS A TAX LIEN SALE

Town of East Hartford Tax Lien Sale

Pursuant to Section 12-195h of the Connecticut General Statutes

The Town of East Hartford periodically sells its tax liens under an "RFP" (Request for Proposal) process. Through this process, you will have the opportunity to bid on the "tax liens." The East Hartford Town Council determines whether or not your bid will be accepted.

If you are a successful bidder, please be reminded that you will be buying tax liens only, not real estate. **By purchasing the liens, you will not own the property.** You can take title only after you have hired an attorney to commence foreclosure proceedings, and have obtained a judgment from the court. The Town of East Hartford will not assist you in obtaining title to the property encumbered by the lien you purchased.

If you are unfamiliar with the lien-assignment and foreclosure process, **we strongly suggest that you retain legal counsel before you bid.** The Town of East Hartford is not responsible for, and will not offer, any legal advice.

The tax liens offered for sale are only for liens filed through the date set forth on the RFP and do not include any liens the Town may record for unpaid taxes in the future. Once the Town assigns its interest in the liens to you, you will have the same legal powers and rights as the Town to collect the delinquent taxes covered by the liens, or to bring suit for the foreclosure of the liens. The Town makes no representations as to the collectibility of any purchased tax lien.

Please know that the liens are being sold "as is", subject to any and all other liens, choate liens, inchoate liens and legal interest as recorded on the land records of the Town. In addition, the foreclosure of the liens will be subject to any defenses the owner of the property may assert in the foreclosure action.